

are deemed to have the powers of a tenant for life.

A tenant for life has extensive powers over the land comprised in the settlement. He can sell the whole or any part of it, or exchange it for other land. The sale must, however, be for the best price that can reasonably be obtained for it. It can be a sale by public auction or private contract and can be made subject to any stipulations respecting title or other matters. The tenant for life can fix the reserve biddings and may buy in at an auction.

A tenant for life can lease the settled property or any part thereof for any term not exceeding—

In case of a building lease, 999 years.

In case of a mining lease, 100 years.

In case of a forestry lease, 999 years.

In case of any other lease, 50 years.

The lease must be by deed and must reserve the best rent that can reasonably be obtained and it must contain a covenant by the lessee to pay the rent, and a proviso for re-entry on non-payment of the rent within a time therein specified not exceeding 30 days.

A tenant for life can, in addition to granting a lease, accept with or without consideration, a surrender of any lease of settled land. So also, a tenant for life can accept a lease of any land to be held or worked with the settled land. A tenant for life

can give power to statutory authorities
to lay pipes
and convey water in, upon, or under,
the settled
land, and has power to grant in fee
simple or on
lease any part of the settled land for
charitable
purposes such as the erection of a
hospital, public
library, school house, etc.